



Zoning Board of Appeals Agenda
Tuesday, March 18, 2014
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
815-987-5585

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

ZBA 045-13

Applicant
Ward 13

715 W. State Street; 120 N Rockton Avenue; 1XX & 129 N. Horsman Street

Rockford Rescue Mission / Sherry Pitney

Special Use Permit for a **Planned Unit Development** consisting of a Women's and Children's Center with a new addition and parking lot

Variations to decrease required front yard setback along West State Street, North Horsman Street and Mulberry Street to 0 feet for new canopy additions in a C-3, General Commercial Zoning District.

Laid Over from January & February meetings

ZBA 002-14

Applicant
Ward 10

4315 East State Street #3-C

Michael Alberts

Special Use Permit for tattoo shop and retail in a C-2, Limited Commercial Zoning District

ZBA 003-14

Applicant
Ward 04

3001 North Perryville Road

Sunil Millennium Capital I, L.P./ Atty. Tim Muldowney

Special Use Permit for a drive-through for an existing coffee shop (restaurant) in a C-2, Limited Commercial Zoning District

ZBA 004-14

Applicant
Ward 01

617 & 653 Featherstone Road

JTJ, LLC / Marifran Georgis

Special Use Permit for a Planned Unit Development consisting of twenty-eight (28) residential units in a C-1, Limited Office Zoning District

ZBA 005-14

Applicant
Ward 07

1615 Kilburn

Bryce & Denise Andrusi

Special Use Permit for an auto body shop in an I-1, Light Industrial Zoning District

ZBA 006-14

Applicant
Ward 03

1710 Rural Street

Charles J. Prorok

Variation to reduce the required parking from 81 parking spaces to 54 parking spaces in a C-2, Limited Office Zoning District



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ZBA 007-14

Applicant
Ward 12

2511 N. Main Street & 2601 North Main Street

City of Rockford / Matt Vitner

- (A) Variation** to reduce the required perimeter landscape strip from ten (10) feet to zero (0) feet
- (B) Variation** to reduce the required parking spaces from 57 to 51 parking spaces in a C-2, Limited Commercial Zoning District

ZBA 008-14

Applicant
Ward 05

802 Marchesano

City of Rockford / Todd Cagnoni

Zoning Map Amendment from C-3, General Commercial Zoning District to C-2, Limited Commercial Zoning District